



## City of Powell, Ohio

Planning & Zoning Commission

Donald Emerick, Chairman

Richard Fusch, Vice Chairman

Shawn Boysko

Ed Cooper

Trent Hartranft

Joe Jester

Bill Little

Chris Meyers, AIA, Architectural Advisor

### MEETING MINUTES

September 14, 2016

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, September 14, 2016 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Richard Fusch, Trent Hartranft, Joe Jester and Bill Little. Also present were Dave Betz, Development Director; Chris Meyers, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

### STAFF ITEMS

No Staff items.

### HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Emerick opened the public comment session. Hearing none, he closed the public comment session.

### APPROVAL OF MINUTES

MOTION: Commissioner Hartranft moved to approve the minutes of August 10, 2016. Commissioner Little seconded the motion. By unanimous consent the minutes were approved.

### PRELIMINARY DEVELOPMENT PLAN REVIEW II

Applicant: Global Land Investments LLC  
Location: Village Park Drive, near Penny Lane  
Zoning: (PI) Planned Industrial District  
Request: To review a proposal to construct an 85,800 square foot, three-story storage facility on 3.02 acres.

Commissioner Shawn Boysko recused himself from the Preliminary Development Plan II review for Global Land Investments LLC.

Melanie Wollenberg, Brexton LLC, 815 Grandview Ave., said they have resolved a few issues since they were last before the Commission. She introduced Steve Fox, Nikki Wildman and Todd Faris.

Steve Fox, Mannik Smith Group, Civil Engineer, said the major change was the re-location of the required fire access lane. Due to the neighboring dealership, the fire lane can't be put on the north side of their building as originally proposed. They decided to put the fire lane on the south side of the building, which has been reviewed and approved by the Fire Department. Another change is they purchased an additional acre of land to the east. This more than supplements for the portion of the detention basin which is going to be filled in.

Nikki Wildman, MS Consultants, 2221 Schrock Rd., said she is going to go over the updates to the building elevations. Changes were made to the west elevation; some sizes of the building have been adjusted; the building height is 31'6" and the high parapet is still 36'; the center, interior part with the glass across has a parapet height of 34'; the two areas where the building steps back is 33'; the base area has increased a little for durability; the height of the masonry has been raised to provide more protection on the first floor level; the entry is combined with the store front with one canopy and the glass area at the top has increased. The windows on the sides of the building have been converted to false windows. There will still be glass but there will be a wall behind. The previous masonry area has been changed to a utility brick. The window on the east side of the building will have a higher sill for durability and security. The north elevation is very similar to the south elevation. The ground level windows have been eliminated from the east and west sides. The monument sign has been included with this submission. The sign will be 7' high and 5'4" wide. The sign will have a similar utility brick base with a cast stone cap and LED signage

with raised acrylic letters. The sign will be bronze in color and have the same logo design as the building. Ms. Wollenberg pointed out the building is 6" smaller than before.

Todd Faris, Faris Planning & Design, said the landscape plan hasn't changed significantly. They have a fully drawn landscape design. The fire lane moved the evergreen tree buffer down about 10'. The buffer is now closer to the residents to the south and probably blocks more view of the building because the closer the buffer is to you the higher your view is going to be. The plantings along the base of the building are the same. They have added the signage and show the landscaping around it. Mr. Meyers asked if there is a specific reason the sign is being placed where shown. [Ms. Wollenberg answered the question – inaudible – did not step to the mic].

Mr. Betz reviewed the Staff Report (Exhibit 1).

The Staff Report wasn't changed much since the Sketch Plan Review. The property owner to the north wasn't willing to allow the fire lane on the north side of the building. The property owner may need parking in the future when a building is built on his site. The fire lane was moved to the south side of the proposed building. The Fire Department has already given a letter of approval. Staff didn't catch the LED sign. Mr. Betz said he doesn't know how useful an LED sign will be for the applicant because the location is real far down on Village Park Drive. People aren't going to see the sign. LED is now allowed under Code but Staff doesn't know if LED is needed. The Commission may want to discuss the LED signage with the applicant.

Staff does recommend approval of the Preliminary Development Plan with conditions. The City Engineer has reviewed the plan and feels the proposal will work. The applicant is adding an acre of land to the east to accommodate the regional basin for Wolfe Park.

Chris Meyers, Architectural Advisor, said previous plans showed a mechanical screen on the roof. The applicant has stated the units are small and set back so they won't be seen. Has this screen been omitted? Ms. Wildman said yes. Supplemental drawings were submitted showing site line studies. The condensers have been moved behind the taller parapets on the corners. Mr. Meyers asked where the glass on the building is obscured and where the glass is clear. Ms. Wildman said all of the windows on the west elevation are transparent. The south elevation has spandrel windows. The east elevation windows are translucent. The north elevation windows are all spandrel. Mr. Meyers asked if the 3 bands of top store front windows on the west elevation are all clear glass; it appears as if the glass is going right to the top frame. Will you see the structure of the building or the thick roof plate? Ms. Wildman said you will likely see a beam across the top. The columns are located on the mullion lines of the windows. Mr. Meyers asked if there will be a corridor behind the clear glass or will there be a storage unit. Ms. Wildman said there will be a corridor. Mr. Meyers suggested putting a lid on the top of the glass to allow the façade to look more terminated at the top rather than uncapped. The use of spandrel glass is fine. Mr. Meyers recommended using the same clear glass everywhere with an obscuring film or lamination on the interior of the glass where you don't want it to be clear, so the visual from the exterior of the building all has the same reflectivity and the same glow coming out. This would give the illusion they are all real windows. There is a louvre indicated at the base of the one window and nowhere else. Is this a special unit? Ms. Wildman said there is a lobby, a corridor and an elevator behind this area. She believes the louvre has something to do with ventilating. Mr. Meyers asked if the louvre was integrated into the window system. Ms. Wildman said yes. Mr. Meyers asked if any thought had been given to signage on the east elevation. In terms of visibility, the building has a lot of visibility from the north side. Ms. Wildman said they have a photo which shows this entire elevation as obscured by landscape so they didn't consider putting signage there. Mr. Meyer asked if the low windows hidden by dense landscaping are there for the benefit of the interior. Ms. Wildman said yes. Mr. Meyers said the overall direction of the plan has evolved. The effort put in to color changes and material changes has helped with the massing and scale of the building. It is still a big building. Seeing the comparison to the surrounding buildings shows the building is still the big building in the neighborhood but they are doing the best they can to fit in.

Chairman Emerick opened this item to public comment. Hearing none, he closed the public comment session.

Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Fusch said he is fine with the state of the plan right now.

Commissioner Hartranft thanked the applicant for coming back before the Commission. He doesn't have concerns with the overall plan. The plan has come a good distance since the start. He likes where the plan is now. He asked what the normal operating hours will be. Ms. Wollenberg said 6:00 or 8:00 a.m. in the morning until 9:00 or 10:00 p.m. They will have a staff person there at all times. Commissioner Hartranft asked if the business will be 24 hours. Ms. Wollenberg said no. Commission Hartranft asked if there are restrictions on what items can be stored. Ms.

Wollenberg said no boats, no combustible materials and no automobiles; there is a long list of restrictions. The storage units are small and there won't be any drive in garage areas.

Commissioner Little said the Commission will want to confirm the lighting and signage plans in detail at the Final Development Plan. Ms. Wollenberg said they would love to hear comments on signage. Mr. Meyers said the only question which has come up is the necessity for LED lighting on the sign. The size and graphics are in compliance. Commissioner Hartranft asked if the lighting on the sign will be on from dusk to closing time. Ms. Wollenberg said she didn't have the answer to the question. Mr. Betz said the sign is tucked so far back in, there really isn't the need for LED signage. He doesn't think it is necessary. Commissioner Little said something more subtle. Mr. Betz said remove the LED entirely. Commissioner Little said to have the final signage plan at the Final Development Plan.

Commissioner Jester asked if the height and size of the building are still the same. Ms. Wollenberg said the building is 6" shorter. Commissioner Jester said he still thinks the building is awfully big for the site. He wants to be on record he is concerned about the size of the building. The business is a great business for the site. The applicant has done a lot to make the building look good but it is still big. Ms. Wollenberg said a height study shows their building isn't totally out of scale. There is a building which is 30'6" and their building is 31'6" without the parapets. The church is 36' tall.

Commissioner Cooper said he had nothing to add. He appreciates the changes which were made to re-mass the building. He agrees with Commissioner Jester, the building is bigger than what he would like to see.

Chairman Emerick said he is in the same camp as Commissioner Jester. He is still concerned with the overall massing of the building. He understands the height is similar to surrounding buildings but this building is a much bigger footprint of a building.

Ms. Wollenberg said she thinks their building is less obtrusive than it looks on paper. Mr. Meyers said the challenge is in the roof. A gabled roof versus a flat roof is a different perception. Ms. Wollenberg asked if they could come back before the Commission on September 28<sup>th</sup>. Chairman Emerick said they aren't sure there is going to be a September 28<sup>th</sup> meeting. The request might have to come back in October.

MOTION: Commissioner Little moved to approve the Preliminary Development Plan II for the property located at Village Park Drive, near Penny Lane as represented by Global Land Investments, LLC, to construct an approximately 88,320 square foot, 3-story storage facility on 3.02 acres, subject to the following conditions:

1. That the applicant shall continue to refine the development plan with Staff to further fit the appropriate aesthetics of the surrounding area, and
2. That the applicant shall take into account the recommendations of the City's Architectural Advisor, and
3. That lighting and signage plans shall be confirmed with the Final Development Plan, and
4. That the applicant shall work with the City Engineer to ensure all storm water and all related matters are in order.

Commissioner Fusch seconded the motion.

VOTE: Y 6 N 0 (Boysko recused)

#### SKETCH PLAN REVIEW

Applicant: Big Hearts Little Hands Childcare, Brenda Warnock  
Location: 14 Grace Drive  
Zoning: (PC) Planned Commercial District  
Request: To review a proposal to construct a 3,672 square foot addition to an existing daycare and allow the submission of a Combined Preliminary and Final Development Plan.

Brenda Warnock, Big Hearts Little Hands Learning Center, said they would like to expand the facility they currently operate, to expand classroom sizes, add additional classrooms and make a larger indoor play area. The additional space will be constructed on the front side of the building so the back playground area isn't affected. No additional lighting will be added to the parking area. Lighting will just be added to the new, front area of the building. They saw Staff's recommendation to extend the sidewalk out to the other sidewalk. Their plan includes extending the sidewalk, it is just a shorter version. Their capacity has grown so much they need to have a bigger indoor play area and they need to increase their infant room. They want the facility to stay "homey" but have additional space. Parents would like to be able to keep their kids in this building rather than have to pick them up across the street. It is a safety issue. We rented space across the street rather than use modular units. Commissioner Little asked if the daycare will vacate the space across the street once the addition is done. Ms. Warnock said they won't vacate until their lease is up.

Sean Bogenrife, Bogenrife Architecture LLC, showed the current room layout and explained how the rooms will be shifted around once the addition is complete.

Ms. Warnock said she liked the recommendation of adding additional trees. Ash trees were cut down before. Additional trees will make the facility look more "homey" and residential looking as opposed to looking commercial. People walk into their building and feel welcome and warm, like it is the kid's home. The kids are there quite a bit and it is their place.

Mr. Bogenrife went over materials [inaudible – Mr. Bogenrife didn't speak into the mic]. He provided the Commission members with sample materials to look at. Commissioner Boysko asked if they were proposing a cement siding. [Mr. Bogenrife answered – inaudible]

Mr. Betz reviewed the Staff Report (Exhibit 1).

Mr. Betz said the applicant has asked to be able to submit a combined Preliminary and Final Development Plan. Combining the two is allowed if the Commission finds the Sketch Plan is detailed enough. The applicant is adding 3,672 SF to a 4,337 SF existing building. The addition is to the front of the existing building. The addition will bring the building out to the platted setback line. When the Grace Drive area was developed and platted, there was a 25' setback line. Although the drawings show a 25' setback it actually is 75' so they are within the setback requirement. There is a walk which goes around the building. Staff recommends the sidewalk coming out to the sidewalk near the street somewhere, in one or two locations. People on the sidewalk can then walk into the building. The parking requirements are based on the number of classrooms and the existing parking meets the requirements. Setbacks are met. The height is met, although it isn't labeled on the plans. It is a 1-story building. The maximum height allowed is 35' to the midpoint of the peak. There is a cupola on the top. Design features such as cupolas can go over but they are still within requirements. The existing building is brick all around and matches the brick of the surrounding shopping center. The back elevation will remain brick and the sides/front will be stone and board and batten. The look and feel of the building will be different. The appearance being refreshed is a good thing and the Comprehensive Plan recommends appearance being updated. The City also likes to see expansion of businesses. There could be a need to look at the screening to the north, behind the residences. The facility was built before the current buffer requirements. There are some trees but we need to double check to see what needs to be added.

Chris Meyers, Architectural Advisor, asked if the cupola is an active cupola; will it allow natural light into the space below. Mr. Bogenrife answered yes [inaudible – didn't step to the mic]. Mr. Meyers recommended providing more detail on the façade elements; the way the roofline and fascia are detailed, where all of the gutters and downspouts will be, window treatments and any casing or header details, the window manufacturer, details on whether there are mullion or mutton spacing or window grids. Mr. Meyers recommended considering window grids. The next plans should show if there will be any signage on the building versus on site, show where utility inlets are, where meters and condenser units will be. [Mr. Bogenrife spoke – inaudible – did not step to the mic]. Mr. Meyers said he would also want to see all landscape components. He is particularly interested in the detail on the northeast and northwest corners of the building, how the building will be finished, where the brick will be maintained and change to siding. The drawings look like the applicant is keeping brick on the existing portions of the building and then overlaying the Hardi and the board and batten. [Mr. Bogenrife answered – inaudible – did not stand close enough to the mic]. Mr. Meyers said he doesn't think there should be a side by side material change on east or west façade. It will be challenging to have board and batten come to a corner and meet up with brick on the same corner. One or the other needs to wrap the corner, even just a short dimension. The board and batten could wrap the corner about 2' on the north elevation; just enough so the new skin of the building is terminated rather than looking odd. Mr. Meyers said the current U-shape of the building and the rooflines which the building presents affect the scale and appearance of the overall building. When you complete the U and simply continue the slope condition of the roof, you end up with a really big roof. He asked the applicant to consider a pop up element, a shed dormer or a transom window on the south side where the 6 windows are, to break up the big horizontal line between the big roof and a very low, 1-story façade. A subtle break in the line will bring the scale back to a more residential or home like appearance. Mr. Meyers asked the applicant to look at the proportion and massing of the cupola. It seems a bit out of dimension, a bit too tall and thin, to fit the overall proportion of the building. Mr. Meyers asked how the pickup and drop off of kids will take place, with the site having 2 entries/parking areas. Does anything need to be addressed or will things work operationally fine? Ms. Warnock said it is working fine. The majority of pick up happens within 10 minutes. Mr. Meyers asked if people always park and walk in. Ms. Warnock said correct, always. Mr. Meyers recommended looking at whether operations will still be fine with adding more children, more people parking and more congestion. He recommended focusing on the details in the architecture, the overall scale and mass of the building.

Chairman Emerick opened this item to public comment.

Bruce Runyon, 37 Trail Edge Circle, said their house is the grey, stucco house just to the north of the playground area. Mr. Runyon handed out copies of an e-mail he sent containing his comments (Exhibit 1A). Overall, he and his wife are supportive of the school's desire to expand and be successful. He appreciates the comments Mr. Meyers made in regards to the architectural details. He is interested in watching what happens. He came before P&Z 3 years ago when the school was looking at expanding and the possibility of temporary classrooms. Ultimately the school decided to lease space across the street in Grace Plaza, which was great. His concerns are mostly what the treatment is going to be on the north side of the property line. He spoke back and forth with Mr. Betz 3 years ago and his concerns are the same today. He didn't see any detail when he looked at the plans online. He was concerned what the total height of the building would be. Mr. Runyon asked if the 26'2" was to the top of the cupola or top of the ridgeline of the main roof area. [Mr. Bogenrife answered – inaudible – he didn't step to the mic]. Mr. Runyon said to the top of the cupola and thanked Mr. Bogenrife. Mr. Runyon said he appreciated Mr. Meyers' comments about how the architectural elements will affect the building from a visual standpoint. The proposal doesn't propose to re-skin the back, the north elevation. He doesn't object to this, it isn't a real big problem. He is interested in what the colors will be and how they will match the red brick currently on the building. He is interested in the northeast and northwest corners of the building, how the new materials will be terminated as they wrap the corners. He would like to know what will be done with the roof. Will they re-roof the existing roof area? Will they use the same color of roofing all over the building? This would be important to them since they live right behind and see the roof on a regular basis. He is interested in seeing more details so they know what they will be seeing out the back of their home every day. Will the additional mechanical equipment needed to handle the additional 3,600 SF be residential compressors for air conditioning? How many more will be added? He is concerned with how noisy the units will be. The buffering on the north property line could take care of any noise. He would like to know how much screening and buffering will be added. Mr. Runyon said the proposed cupola will be very visible from their backyard. Will it be lit at night? They will see it out of their 1<sup>st</sup> and 2<sup>nd</sup> stories, and while out on their deck. He hopes the City and Commission will continue to keep these things in mind as the proposal moves forward.

Chairman Emerick closed the public comment session. Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Cooper said the applicant had a good Sketch Plan. He would like to see more details, as Mr. Meyers and Mr. Runyon mentioned. He is not comfortable enough with the details to combine the Preliminary and Final Development Plans. He understands it is more expeditious to the applicant but he would like to hear the feelings of the rest of the Commission on combining.

Commissioner Jester asked if the applicant will close the part of the operation which is still in the shopping center. Ms. Warnock said some of the classes will come back over to the main building. They still have a 2 year lease on the location across the street. The school age program which they do before and after school will stay across the street in the shopping center until the lease is up. Ms. Warnock said the cupola will not be lit. Commissioner Jester said the north property line needs to be clarified more.

Commissioner Boysko asked if 2 or 3 more classrooms will be added along the front area; if the classrooms will be used for different aged children; if those classrooms have to be treated differently depending on the age; if this is the reason there are doors going out to the side. Ms. Warnock said correct to each question. Ms. Warnock said State standards say, to be versatile in a center, you have to have an exterior door from each classroom to move out for fire safety reasons. They currently have a room on the Liberty Road side which doesn't have a door to the outside. They can only place 2-1/2 year olds and up in this classroom. The middle room also doesn't have a door to the outside so they can only place 2-1/2 year olds and up in the room. It gives you more versatility in your business to have a door to the outside. Not having the door is restrictive. Commissioner Boysko said he understands. It gives you more flexibility to utilize the rooms. Is there a need to have direct access to the outside or to a play area? Can you go through the building to reach access to the outside? Ms. Warnock said it has to be directly from the room itself to the outside. Commissioner Boysko asked if direct access to a playground is also needed. Ms. Warnock said no. Commissioner Boysko asked if the applicant will have an excess of parking. Mr. Betz said they have an excess of a few parking spaces. Commissioner Boysko asked if the applicant can reduce their parking some. He is wondering if there is the ability with the side classrooms to expand the play areas, enclose either side or give direct access from those classrooms to the back. Mr. Betz said it is the number of classrooms, not the size. Commissioner Boysko asked if there is a need to expand the play area since they are increasing the size of the building. Ms. Warnock said no, each classroom has their own outside time schedule. Each class from 18 months and up goes outside twice a day. Requirements say once a day. If you have an indoor play area, it can be utilized along with going outside. Classes can coordinate and flip flop. They don't need to expand the playground. It is already



huge. Commissioner Boysko asked if the fencing around the playground is wrought iron. Ms. Warnock said yes. Commissioner Boysko asked if the applicant will need to comply with the current buffer Code. Mr. Betz said yes. The original building was built before the current Code of 1991. With this new addition, they will need to meet the current screening requirements. Staff will need to analyze what needs to be added, if anything. There is board and batten fencing. Staff will have to go physically look and make a determination. They could continue the fence. Commissioner Boysko asked if there are any plans to put lighting around the parking lot or play area. Mr. Betz said there is no additional lighting proposed. Mr. Bogenrife said the parking lot isn't changing. They would like to put some lighting on the new front of the building, where the new sidewalks will be. They might put something in the eaves such as a can light. The lights will be residential type lights. Mr. Betz said there is some existing parking lights which give plenty of lighting. Can lights would point down and wouldn't be obtrusive. Commissioner Boysko asked if there is a need to increase the east parking lot since Ms. Warnock said that is the parking lot most people park in, to accommodate the additional classrooms. Ms. Warnock said no. Commissioner Boysko said he agrees with Mr. Meyers' and Mr. Runyon's comments. He would like to see how the applicant is going to address the mechanical equipment. Mr. Bogenrife said the current units are pad mounted, located behind the building, with a fence around them so kids can't get to them. Commissioner Boysko asked if they will just expand this area. Mr. Bogenrife said that is the plan. They think 3 more units will be added. He will confirm this in the next plan. Commissioner Boysko said he agrees there is an opportunity to do something with the roof on the south side, maybe dormers. Maybe something could be done with the entrance to emphasize the entrance. It is the primary entrance into the building and it isn't well articulated. The east and west have a flat side of the gabled roof. Commissioner Boysko asked if there is an opportunity for signage. Ms. Warnock said they already have signage on Liberty. Mr. Betz said they have 2 signs. Mr. Bogenrife said signage on the building takes away from the residential character. It will make the building look more commercial or retail. Ms. Warnock said she wouldn't put a sign on the building.

Commissioner Little said he is glad the business is successful. He asked what the history of the north side of the property is. Were there ash trees which have been removed? Mr. Runyon said there are a couple trees there. There were no ash trees which have been lost. There are oaks and red maples. They put a couple redbuds in. They have lived in their home 18 years, since 1998. The playground hasn't changed extensively. The fence was put around the playground in 2014. It was a wood picket fence and it was replaced with a much smaller metal fence. It is more open today than it was originally. When they moved in, the section just north of the east parking lot was all open. Someone planted pine trees but they didn't survive. They have replanted that area several times with 3 pine trees and another time with red maple. More than 10 years ago, they extended the fence on the property line. A huge oak was lost at one time. The stump was taken out recently. Commissioner Little asked if the canopy of the trees is higher up into the air. Mr. Runyon said yes. Commissioner Little asked Mr. Runyon what would work for him. Do you want to look at a fence or landscaping? Mr. Runyon said extending the privacy fence would be fine with them. He is open to discussion on other types of screening. He was concerned about sharing ownership of landscaping with a commercial building. He is confident they can work through details. He doesn't know what is being proposed. Commissioner Little said he encourages the applicant and Mr. Runyon to work together. Hopefully when the applicant comes back you are both in agreement and you both have been reasonable on how you have addressed the issue and something is accomplished which works for both. Mr. Runyon said he invites Mr. Betz into the discussions. Commissioner Little asked if the City is helping replace street trees. Mr. Betz said no. Commissioner Little said it would be at the applicant's doing. Mr. Betz said yes. Commissioner Little said it would be good to re-establish the street canopy. Mr. Bogenrife asked if the 3 trees mentioned in Staff comments are street trees. Mr. Betz said they can be placed anywhere. Commissioner Little asked if Staff was wanting street trees re-established. Mr. Betz said no, they can go anywhere on the lot. Commissioner Little asked if street trees were required. Mr. Betz said no.

Commissioner Hartranft echoed the sentiments. He is glad the business is doing well and staying in Powell. He knows there are other options out there. He has no issues with the plan. It is well thought out. Bringing in the materials so the Commission could see helped him. He is sure the screening will be taken care of, it is just a matter of deciding what works best for everyone. He is comfortable with combining the plans.

Commissioner Fusch said he is very supportive of the expansion of this development. He is real supportive of taking older buildings and adding newer buildings on them in appropriate ways so you have a continuity from old to new, to densify the urban fabric of the town. Given the comments from Mr. Meyers and other Commission members, he is a little concerned about combining plans, without seeing more details.

Chairman Emerick said he had nothing new to add. He is in agreement with Commissioner Fusch in regards to combining plans. There are a lot of details which need to be worked out yet. He would rather see it done right than trying to shortcut the process.

Commissioner Little said he is hesitant to combine the plans also. The Commission can work as fast as the applicant.

MOTION: Commissioner Little moved to approve the submission of a combined Preliminary and Final Development Plan for the property located at 14 Grace Drive as represented by Big Hearts Little Hands Childcare, Brenda Warnock, to construct a 3,672 square foot addition to an existing daycare facility.

Commissioner Jester seconded the motion.

VOTE: Y 2 N 5 (Fusch, Little, Emerick, Boysko, Cooper)

#### SKETCH PLAN REVIEW

Applicant: Jason Sams, Development Manager for ARC  
Location: 9110 Bunker Lane at Sawmill Parkway  
Zoning: (PC) Planned Commercial District  
Request: To review a proposal to construct an approximately 2,587 square foot commercial building on 1.12 acres and to allow the submittal of a combined Preliminary and Final Development Plan, on property proposed to be annexed into the City of Powell.

Jason Sams, Development Manager, ARC, said ARC is a full-service development company. They are developers and contractors. He secures the entitlements for their projects. Verizon Wireless is a tenant of theirs and they build buildings for Verizon across the country. Verizon leases from ARC. They are asking for consideration on the submitted Sketch Plan and to allow combining the Preliminary and Final Development Plans, coming back before the P&Z Commission on October 12<sup>th</sup>. Mr. Sams said Bunker Lane doesn't exist today but it will be extended by Schottenstein Real Estate. The site is beside the CVS on Sawmill Parkway. Mr. Sams said they are proposing a 50' x 50' building, approximately 2,587 SF. The building will be pushed up to the building limit line with connectivity through the day care facility parking lot and Bunker Lane. They met with Dave Betz several times about their project. The site is currently in Liberty Township. They are going through the annexation process to bring the property into Powell. Mr. Sams said he wanted to come before P&Z concurrently with the annexation process. There is a proposed detention basin near the entrance on Bunker Lane. There will be a masonry trash corral. They have been asked to connect to the future pathway along Bunker Lane. They will connect to the sidewalks along Sawmill Parkway to provide a pedestrian connection. There will be a free-standing monument sign at the corner of Bunker Lane and Sawmill Parkway. The building, 21'9" in height, is well within the size requirements for the zoning, as is the impervious surface area. They only need 12 parking spaces but there will be 17 spaces. There will be 8 to 10 workstations inside the building, called closing stations. There will be a waiting area for 3 to 4 people. Commissioner Little asked if the store will be a corporate store. Mr. Sams said no, the store will be a franchise store. Cellular Sales from Knoxville, TN will be their tenant. They are very interested in the Powell area due to the level of growth, the new development and the infrastructure. They are pleased to be a part of the area. The detailed landscaping plan shows plants along the building, along the back property line and along the daycare facility side. Their landscaping plan meets the Powell landscaping ordinance. The majority of the building will be brick with an efface band going across the top. A utility brick will be used on the bottom of the building, a standard brick above the utility brick and then an efface façade. The two towers hide the RTUs so they aren't visible from any side at street level. The west view of the building facing Sawmill Parkway will have signage. There will be tinted grey store front glass and clear anodized mullions. The east view will face the parking lot and will be the main entry. There will be the same glass and a canopy which will sit over the entry way. The downspouts will match the building in color. Mr. Sams said he drove around Powell studying other buildings in the cusp between Liberty Township and Powell. He presented pictures of CVS, LA Fitness, McDonalds, BW-3s, Canes and Tide Cleaners saying they are standard, typical types of buildings. The building they are proposing is the standard, typical type of building for Verizon. Mr. Sams said they have submitted the annexation plat to the Delaware County map room for review.

Mr. Betz reviewed the Staff Report (Exhibit 1).

The City of Powell is going to annex this property, adding the property to the Powell Grand Tax Increment Finance District. The added value will be put into the TIF fund. The driveway access onto Bunker Lane has been pushed back to the east as far as possible. The City Engineer is fine with the location of Bunker Lane. Storm water handling is appropriate. All in all, the proposal does meet zoning requirements in terms of setbacks, height and lot coverage. The area is a Mixed-Use Activity Center which is identified in the City's Comprehensive Plan. The applicant has asked to submit a combined Preliminary and Final Development Plan. Staff has no problem with combining the plans.

Chris Meyers, Architectural Advisor, asked Mr. Sams if the pond is a real pond or a detention ditch. Mr. Sams said it will be a detention basin, a dry pond. It will not hold water other than in storm water events when water needs to be trapped and released. Their intent is not to have a wet pond. Mr. Meyers said he understands there is a front façade facing Sawmill and the predominant entry is off of the parking lot on the east side. The customer trip counts from the back and car visibility off of Sawmill will be enormous. There is a huge development going in right behind

the proposed building. There will be a lot of activity in the area. Mr. Meyers suggested putting a shade canopy on the front of the building also. Powell is always accommodating to brand standard identities. The City tries to work with brand identities and asks for the unique Powell identity to be worked in. Powell deserves a little touch of uniqueness, different from what you might see in Lewis Center or Polaris. The establishments shown in the pictures all made subtle adaptations to their buildings in material refinements, treatment to signage or in more detailed components and landscaping to meet the uniqueness of Powell. There is more which can be done to respect the brand but elevate or adapt the building to fit the location. Mr. Meyers suggested considering a different material rather than efface. Verizon is a standout technology company. A material more refined or contemporary would be appropriate; metal panels, flat seamed metal façade, something which really addresses the quality of precision of a company like Verizon. Efface is a cheap wall material and doesn't represent the Verizon brand as much as a detailed building material would. The City is always trying to be aware of branding and signage. The mark for Verizon and the way it sits on the building is fine. Mr. Meyers recommended having an awareness of how the internal signage, graphics and illumination will create a variation of the external signage and how it will play into the overall elevation details. The building is very grey. There is an opportunity with the red checkmark to create some pop out accent colors. Rather than blending in the color of the downspouts, maybe they could be red or the door poles could be red. Subtle enhancements to elevate the detail of the architecture. Mr. Meyers said there may be an opportunity to connect the towers on the top of the building and use a refined metal panel rather than efface. The cut-out between the two towers gives the appearance of a cowboy set look. The south elevation will get an enormous amount of visibility. There is a high end rent development going in behind the proposed building. The treatment of the south elevation needs dense landscaping and up-lighting on the building instead of wall packs. The plan is a good starting point. The little improvements can make the building a show piece.

Chairman Emerick opened this item to public comment. Hearing none, he closed the public comment session.

Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Fusch said he had no particular concern about the location. He asked Mr. Betz if Bunker Lane is being extended now, as we speak, to Sawmill Parkway. Mr. Betz said yes, Bunker Lane will be done with the Powell Grand development. Commissioner Fusch said he knew Bunker Lane would be done with Powell Grand but will it be completed before the apartments are done? Mr. Betz said Bunker Lane will be completed as part of the development, everything is being completed at the same time. Commissioner Fusch asked Mr. Sams if he is waiting to put the Verizon store in after Bunker Lane is extended. Mr. Sams said Schottenstein Real Estate has committed to having the road done by the end of the year. This aligns with their construction plans. Commissioner Fusch asked when Mr. Sams plans on starting construction. Mr. Sams said in the first quarter of next year due to the annexation process. He would like to start sooner but the annexation process probably won't allow him to. Commissioner Boysko asked if Bunker Lane will be completed by December of this year. Mr. Sams said this is what he has been told by the developer. Commissioner Fusch said he has no problem with combining the Preliminary and Final Development Plans as long as the Architectural Advisor's concerns and recommendations are followed. The community wants architectural designs and buildings which fit the community. Many applicants have wanted to put up standard buildings which are typical of their firm and the plans don't fly. He agrees with Mr. Meyers. We need to see some changes in the building which more reflect the architectural values of this community. Mr. Sams said he likes Mr. Meyers' ideas. He is willing to try and fit within the City of Powell and still identify their brand. Every project is a little different. Commissioner Fusch asked if the design was a corporate design. He sees a lot of Verizon stores which don't fit this model. Mr. Sams said the design is a new direction corporate is heading for the Verizon brand. They have to adhere to brand standards.

Commissioner Hartranft thanked the applicant for coming before the Commission. He likes the design better than some of the other buildings he saw during a Google search of Verizon buildings. The other buildings he saw are very flashy and bright. Tweak the building a little bit following Mr. Meyers' recommendations and the building will be something very nice. The store will be a good addition to the area. They will definitely be in a good spot.

Commissioner Little said he appreciates Verizon wanting to be a part of our community. The McDonalds shown is in Liberty Township, the Canes and Tide Cleaners are in Powell. These buildings are good examples of how the City has helped companies maintain their image yet make them different and unique in Powell. He Googled Verizon stores also and there are a lot of different stores out there. He understands having to follow corporate's direction but recommended taking Mr. Meyers' comments into account. Commissioner Little said he is OK with combining the Preliminary and Final Development Plans assuming the plans can get to a place which are compatible for both sides.

Commissioner Boysko said he agrees with many of the comments Mr. Meyers and Commission members have made. He recommended showing more context in the next submittal, beyond just this site, show the property to



the north, the daycare and show the relationship to the surrounding developments. This will show how the drives and sidewalks will be interconnected. Showing different perspectives will also help break down the scale of the building. The building looks very boxy. The rendering doesn't do the building any justice. It looks very grey. Better photographs might help the building not look so monotone. The store front system isn't clear. It looks like everything is clear, insulated glass. Mr. Sams said the glass is tinted, grey glass with clear moldings. Commissioner Boysko asked if everything will be transparent or will there be any panels which aren't clear. Mr. Sams said no it is all glass with a slight grey tint. Commissioner Boysko said you will be able to see in the building from all four sides. [Conversation took place regarding the canopy on the building. Inaudible. Mr. Sams did not step up to the podium.] Commissioner Boysko said there is an opportunity to add additional sun shade devices to the south elevation. He understands and respects the need to maintain the brand identity. Commissioner Boysko asked if the brand identity includes the big, shoe box-like lights on the side of the building. Mr. Sams said the lights aren't a brand identity. They were trying to provide some lighting. He likes the idea of up-lighting. Commissioner Boysko said a wall sconce would be more decorative, with up and down lighting as opposed to the shoe box looking lights. Mr. Sams said they would have a lighting plan in the next submittal. Commissioner Boysko asked if there will be site lighting in the parking lot. Mr. Sams said they will have one or two lights in the parking lot. Commissioner Boysko said there is an opportunity to combine the Preliminary and Final Development Plans.

Commissioner Jester said he has no problem with Verizon building at the location. He is very proud of the City of Powell. He didn't like the comment about the cookie cutters at all. There are enough cookie cutters up and down the street now. He doesn't want to see anymore. He came from a very large corporation and when his corporation went into a community, they looked around at how buildings were built in the community. Powell Grand is going to be a very nice community. If Verizon just tries to plop something down in this area, he will feel really bad about it. He respects Verizon but he thinks they can do a better job with the building than what is being presented. Commissioner Jester told Mr. Sams he needs to look at the community and ask if their building fits into the community. Mr. Meyers and some of his fellow Commission members have their fingers on it. He isn't trying to chastise. He wants Verizon on the site but he doesn't like the building. The cookie cutter comment set him off early. CVS is the first thing you see when you drive up Sawmill Road and now it will be the Verizon store which will be seen. Is this building what we want to represent Powell, Ohio? Commissioner Jester said he supports Mr. Meyers' comments.

Commissioner Cooper said he had no additional comments or questions. He isn't opposed to combining the next two steps.

Chairman Emerick said he had nothing additional to add. He is supportive of combining the Preliminary and Final Development Plans.

Commissioner Boysko asked what risk the applicant is taking by combining the Preliminary and Final Development Plans, if the submittal isn't adequate. Mr. Betz said the Commission would table the request until another meeting if they aren't happy with the request. Chairman Emerick agreed.

Commission Fusch said he hopes Mr. Sams is listening to Commissioner Jester. He didn't use the word cookie cutter but he might as well have. If you come back with no changes to the building, with just corporate Verizon stuff, you are going to get your doors blown off.

MOTION: Commissioner Little moved to approve the submission of a combined Preliminary and Final Development Plan for the property located at 9110 Bunker Lane at Sawmill Parkway as represented by Jason Sams, Development Manager for ARC, to construct an approximately 2,587 square foot commercial building on 1.12 acres, on property which is proposed to be annexed into the City of Powell.

Commissioner Cooper seconded the motion.

VOTE: Y 5 N 1 (Jester) A 1 (Fusch)

#### OTHER COMMISSION BUSINESS

Mr. Betz said he had hoped to have a draft of a Code change being discussed in the Code Update Committee meetings. Discussions are taking place to allow chickens within a residential area. Residents have requested that a provision be added to the City's Code. Currently there is no allowance for chickens to be raised on a residential property. The Committee is looking at Powell's current Code and taking a step from the City of Bexley, who's Code allows chickens, requiring a permit, a coop, a maximum number of chickens, no roosters and inspections. The Committee feels Bexley's base Code can be utilized to adopt a change to Powell's Code, to allow chickens on a limited basis. A lot of residential areas in Powell are controlled by Home Owners Associations,


deed restrictions and covenants; which are often more restrictive than City Ordinances are. Most HOAs, deed restrictions and covenants allow variances.

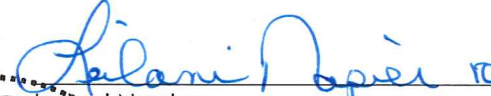
Steven Carter and his daughter Maggie (age 10), who live at 262 Halverston in The Woods of Powell, spoke to the Commission about the possibility of raising chickens at their home. Mr. Carter said Maggie has always been interested in raising chickens and asked why she can't. Mr. Carter said they are surrounded by a lot of Liberty Township property where they are allowed to have chickens. He explained it is City Code which doesn't allow them to have chickens. A family 3 houses down is in Liberty Township and they have chickens. Maggie said they talked to all of their neighbors and had a petition signed by them all. Mr. Carter said all of their neighbors support Maggie being able to have chickens. No one was against it. Mr. Carter said he sent the information to Mr. Betz and Mr. Betz told them City Code is being reviewed and revised. They went to a meeting of the Code Update Committee last month to talk about being able to change Code so Maggie can raise chickens. They wanted to come before the Commission to show their support of the Code change. Commissioner Fusch asked about the Carter's HOA. Mr. Carter said he thought it would carry more weight if he could tell his HOA the City of Powell updated Code to allow chickens to be raised and ask the HOA to adopt the change. He thinks if he went to the HOA first they would just say the City doesn't allow. Getting the City to change Code first will have much more weight. Commissioner Hartranft asked if there was a number of chickens they were considering and what size the coop would be. Mr. Carter said the coop will come from Tractor Supply and be a standard size. There is no magic number on the quantity of chickens but Bexley Code allows six. Mr. Betz said under Ohio law, poultry, such as chickens have to be sold in units of six (6) or more. Commissioner Fusch asked what the Bexley Code says should happen when the chickens are no longer wanted. Mr. Betz said there is nothing in the Bexley Code about that. These are the types of details which are being discussed by the Committee. There will be a maximum size coop covered in the Code and these types of details. Staff had hoped to have the Code changes written for review tonight but Staff time didn't allow this to happen. Chairman Emerick said the Committee also talked about where the coop should be placed on the property. Commissioner Hartranft asked if coops require heat in the winter time. Mr. Carter said a heat light can be placed in the coop. The lighting determines how often a chicken lays eggs. Straw bales around the coop on the outside helps keep the cold out and is adequate. Commissioner Hartranft asked what needs to be done with the request. Commissioner Fusch asked how the chickens will be protected from coyotes which may come around. Mr. Betz said there will be issues which will need to be dealt with such as, is there a chance there will be a negative impact on the neighborhood and will predator animals become more prevalent because of the chickens. Commissioner Fusch said most HOAs have rules which say you can't build a privacy fence. He asked how this is addressed in the Bexley Code. Commissioner Hartranft asked when the Ordinance will come before the Commission. Mr. Betz said October 12<sup>th</sup>.

#### ADJOURNMENT

MOTION: Chairman Emerick moved at 9:27 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

**DATE MINUTES APPROVED: October 12, 2016**

 10/26/16  
Donald Emerick  
Chairman

 10/26/16  
Lilani Napier  
Planning & Zoning Clerk

